



GARAGES

In order to obtain a building permit to construct a garage, construction documents are required regardless if the garage is:

- Free standing or attached to the house,
- Pre-manufactured or constructed on site,
- Constructed using metal or wood framing,
- With or without habitable space,
- In the [Triassic](#) area or not.

The following construction documents are required:

- 1 copy of the plat (sketch of the lot) showing the new structure in relationship to property lines and existing building on the lot,
- 2 copies of the soils report (if the structure will have potentially habitable space and is located in an Triassic area that is labeled by the County as having potential shrink/swell soils). Potentially habitable space shall mean any finished or unfinished room that could be used for an office or sleeping, living, or cooking purposes (frequently the second floor above the garage).
- 2 sets of plans (see [Garage Drawings](#)), drawn to scale, providing the following information:
 1. Foundation plan
 - With 18" deep footings or turn down slab (if the garage does not have potentially habitable space).
 - Or with 24" deep footings or turn down slab (if the garage will have potentially habitable space),
 2. Floor plan(s):
 - First floor plan,
 - Second floor structural plan, showing floor joist layout (if applicable),
 - Second floor plan (if applicable),
 - Roof plan showing each individual rafter or truss
 3. Four elevation views (front, rear, left and right)
 4. Full building cross section showing size and spacing of framing members, including garage door header,
 5. Show how the garage will be attached to the house (if structure is to be attached),
 6. Note: if using trusses, the truss layout sheet and individual truss detail sheets must be provided at the time of plan submission.
 7. Note: if the garage will be attached to the house, a ½ " gypsum wall board is required on the garage side as a fire separation,

8. Note: if the garage has finished space on the second floor above, a 5/8", type X (fire rated) gypsum sheathing is required on the ceiling of the garage. Also, all of the stud walls and structural components (e.g. beams) supporting the second floor framing must have a 1/2" gypsum wall board sheathing on the inside of the garage.

The following inspections will be required (if applicable):

Foundation work:

- Footing (prior to pouring the concrete),
- Projection,
- Foundation,
- Slab (prior to pouring floor slab),

- Ground work plumbing,
- Rough plumbing,
- Rough electrical,
- Rough HVAC,
- Rough GAS,

- Waterproofing (if the foundation wall is backfilled against it),
- Veneer
- Rough framing
- Insulation

- Final plumbing,
- Final electrical
- Final HVAC,
- Final gas/piping
- Final structural

Many of these inspections may be performed at the same time. The general rule is that any work must be inspected prior to concealment, but after completion of all of the related work.

If the inspector flags any of the inspections to indicate that remedial work is necessary before the inspection is approved, and the repair work is not done satisfactorily and therefore requiring a third inspection, a "reinspection fee" will be charged.